

**Request for Proposals  
For  
State Rental Assistance Program – Project-Based Assistance (SRAP PBA)  
Vouchers**

The New Jersey Department of Community Affairs announces the availability of 300 State Rental Assistance Program (SRAP) project-based vouchers for the purpose of **creating affordable housing for very low-income family and disabled households.**

**Eligible Applicants:**

Nonprofit or for-profit owners of existing rental housing who have a proven record of successfully managing affordable housing projects

**Eligible Uses:**

Existing rental housing located in areas with poverty rates under 10.0%. See attached chart

*Please note that no more than twenty-five (25%) percent of the units in a development may have project-based assistance from either a federal or state funding source.*

Exceptions to this cap are:

1. Project-based units in a single family property (one to four unit property); or
2. Units in a multifamily building (five or more) set-aside for the elderly or disabled.
3. This limit may be waived by DCA with substantial justification.

**Term of Assistance:**

The term of assistance shall be for a period of 10 years, dependent upon continued funding availability and compliance with the terms of the Housing Assistance Payment Contract.

**Eligible Households:**

Households may earn up to thirty (30) percent of the Area Median Income.

**Maximum Number of Vouchers:**

The maximum number of SRAP-PBA vouchers per application is capped at twenty per LLC.

**Reasonable Rents:**

Applicants will be required to demonstrate the reasonableness of their rents by providing information about market rents for comparable units.

*Please note: In any development where the rents are restricted or will be restricted as a result of a governmental funding program (i.e. Balanced Housing, Low Income Housing Tax Credits, HOME Investment Partnerships, Regional Contribution Agreements, etc...), the maximum contract rent will be capped at the restricted rent of the funding program.*

**Priority Considerations:**

- Developments located near public transportation
- Developments that are mixed-income

**SRAP– Project-Based Assistance RFP Requirements**

Please provide a summary of the project, including the following:

**1. Project Information**

- a. Development Name
- b. Development Address
- c. Municipality
- d. County
- e. The year that the development received its certificate of occupancy
- f. Number of units in the development by bedroom size
- g. Number of SRAP-PBA vouchers requested by bedroom size
- h. Target population for the SRAP PBA vouchers (family and/or disabled households)

**2. Proof of ownership**

**3. Documentation that the building is in good standing**, i.e. property taxes and insurance are current.

**4. Current Rent Roll** (not more than 60 days old)

**5. Utilities** (The type of utilities that are included in the rent)

**6. Documentation to support rent reasonableness**

7. If applicable, **the number of units that currently have project-based rental assistance**
8. **If the rents in the development are “restricted”** - identify the program, and contact information of the administrative agent (name, address, phone, fax and e-mail) and attach a copy of Deed Restriction(s), note and mortgage

**RFP Submission**

**All RFP's, including an original and five copies, are due by June 30, 2015 and should be mailed to the following address:**

New Jersey Department of Community Affairs

Division of Housing and Community Resources

P.O. Box 051

Trenton, New Jersey 08625-0051

**Attention: SRAP– Project-Based Assistance RFP**

## ATTACHMENT

### Eligible Areas:

ELIGIBLE AREAS
Aberdeen township, Monmouth County
Absecon city, Atlantic County
Alexandria township, Hunterdon County
Allamuchy township, Warren County
Allendale borough, Bergen County
Allenhurst borough, Monmouth County
Allentown borough, Monmouth County
Alloway township, Salem County
Alpha borough, Warren County
Alpine borough, Bergen County
Andover borough, Sussex County
Andover township, Sussex County
Atlantic Highlands borough, Monmouth County
Audubon borough, Camden County
Audubon Park borough, Camden County
Avalon borough, Cape May County
Avon-by-the-Sea borough, Monmouth County
Barnegat Light borough, Ocean County
Barnegat township, Ocean County
Barrington borough, Camden County
Beach Haven borough, Ocean County
Beachwood borough, Ocean County
Bedminster township, Somerset County
Belleville township, Essex County
Belvidere town, Warren County
Bergenfield borough, Bergen County
Berkeley Heights township, Union County
Berkeley township, Ocean County
Berlin borough, Camden County
Berlin township, Camden County
Bernards township, Somerset County
Bernardsville borough, Somerset County
Bethlehem township, Hunterdon County
Blairstown township, Warren County
Bloomfield township, Essex County
Bloomingdale borough, Passaic County
Bloomsbury borough, Hunterdon County
Bogota borough, Bergen County
Boonton town, Morris County
Boonton township, Morris County
Bordentown city, Burlington County
Bordentown township, Burlington County
Bound Brook borough, Somerset County

Branchburg township, Somerset County
Branchville borough, Sussex County
Brick township, Ocean County
Bridgewater township, Somerset County
Brielle borough, Monmouth County
Brooklawn borough, Camden County
Buena borough, Atlantic County
Burlington township, Burlington County
Butler borough, Morris County
Byram township, Sussex County
Caldwell borough, Essex County
Califon borough, Hunterdon County
Cape May Point borough, Cape May County
Carlstadt borough, Bergen County
Cedar Grove township, Essex County
Chatham borough, Morris County
Chatham township, Morris County
Cherry Hill township, Camden County
Chester borough, Morris County
Chester township, Morris County
Chesterfield township, Burlington County
Cinnaminson township, Burlington County
Clark township, Union County
Clifton city, Passaic County
Clinton town, Hunterdon County
Clinton township, Hunterdon County
Closter borough, Bergen County
Collingswood borough, Camden County
Colts Neck township, Monmouth County
Corbin City city, Atlantic County
Cranbury township, Middlesex County
Cranford township, Union County
Cresskill borough, Bergen County
Deerfield township, Cumberland County
Delanco township, Burlington County
Delaware township, Hunterdon County
Delran township, Burlington County
Demarest borough, Bergen County
Dennis township, Cape May County
Denville township, Morris County
Dover town, Morris County
Dumont borough, Bergen County
Dunellen borough, Middlesex County
Eagleswood township, Ocean County
East Amwell township, Hunterdon County
East Brunswick township, Middlesex County
East Greenwich township, Gloucester County
East Hanover township, Morris County

East Rutherford borough, Bergen County
East Windsor township, Mercer County
Eastampton township, Burlington County
Eatontown borough, Monmouth County
Edgewater borough, Bergen County
Edison township, Middlesex County
Egg Harbor township, Atlantic County
Elk township, Gloucester County
Elmwood Park borough, Bergen County
Elsinboro township, Salem County
Emerson borough, Bergen County
Englewood Cliffs borough, Bergen County
Englishtown borough, Monmouth County
Essex Fells borough, Essex County
Estell Manor city, Atlantic County
Evesham township, Burlington County
Fair Haven borough, Monmouth County
Fair Lawn borough, Bergen County
Fairfield township, Essex County
Fanwood borough, Union County
Far Hills borough, Somerset County
Farmingdale borough, Monmouth County
Fieldsboro borough, Burlington County
Florence township, Burlington County
Florham Park borough, Morris County
Folsom borough, Atlantic County
Fort Lee borough, Bergen County
Frankford township, Sussex County
Franklin borough, Sussex County
Franklin Lakes borough, Bergen County
Franklin township, Gloucester County
Franklin township, Hunterdon County
Franklin township, Somerset County
Franklin township, Warren County
Fredon township, Sussex County
Freehold township, Monmouth County
Frelinghuysen township, Warren County
Frenchtown borough, Hunterdon County
Galloway township, Atlantic County
Garwood borough, Union County
Gibbsboro borough, Camden County
Glen Gardner borough, Hunterdon County
Glen Ridge borough, Essex County
Glen Rock borough, Bergen County
Gloucester township, Camden County
Green Brook township, Somerset County
Green township, Sussex County
Greenwich township, Gloucester County

Greenwich township, Warren County
Haddon Heights borough, Camden County
Haddon township, Camden County
Haddonfield borough, Camden County
Hainesport township, Burlington County
Haledon borough, Passaic County
Hamburg borough, Sussex County
Hamilton township, Mercer County
Hammonton town, Atlantic County
Hampton township, Sussex County
Hanover township, Morris County
Harding township, Morris County
Hardwick township, Warren County
Hardyston township, Sussex County
Harmony township, Warren County
Harrington Park borough, Bergen County
Harrison township, Gloucester County
Harvey Cedars borough, Ocean County
Hasbrouck Heights borough, Bergen County
Haworth borough, Bergen County
Hawthorne borough, Passaic County
Hazlet township, Monmouth County
Helmetta borough, Middlesex County
High Bridge borough, Hunterdon County
Hightstown borough, Mercer County
Hillsborough township, Somerset County
Hillsdale borough, Bergen County
Ho-Ho-Kus borough, Bergen County
Holland township, Hunterdon County
Holmdel township, Monmouth County
Hopatcong borough, Sussex County
Hope township, Warren County
Hopewell borough, Mercer County
Hopewell township, Cumberland County
Hopewell township, Mercer County
Howell township, Monmouth County
Independence township, Warren County
Interlaken borough, Monmouth County
Island Heights borough, Ocean County
Jackson township, Ocean County
Jefferson township, Morris County
Kenilworth borough, Union County
Keyport borough, Monmouth County
Kingwood township, Hunterdon County
Kinnelon borough, Morris County
Knowlton township, Warren County
Lacey township, Ocean County
Lafayette township, Sussex County

Lakehurst borough, Ocean County
Lambertville city, Hunterdon County
Laurel Springs borough, Camden County
Lavallette borough, Ocean County
Lawrence township, Cumberland County
Lawrence township, Mercer County
Lebanon borough, Hunterdon County
Lebanon township, Hunterdon County
Leonia borough, Bergen County
Liberty township, Warren County
Lincoln Park borough, Morris County
Linden city, Union County
Linwood city, Atlantic County
Little Falls township, Passaic County
Little Ferry borough, Bergen County
Little Silver borough, Monmouth County
Livingston township, Essex County
Loch Arbour village, Monmouth County
Logan township, Gloucester County
Long Beach township, Ocean County
Long Hill township, Morris County
Longport borough, Atlantic County
Lopatcong township, Warren County
Lower Alloways Creek township, Salem County
Lumberton township, Burlington County
Lyndhurst township, Bergen County
Madison borough, Morris County
Mahwah township, Bergen County
Manalapan township, Monmouth County
Manasquan borough, Monmouth County
Manchester township, Ocean County
Mansfield township, Burlington County
Mansfield township, Warren County
Mantoloking borough, Ocean County
Mantua township, Gloucester County
Manville borough, Somerset County
Maple Shade township, Burlington County
Maplewood township, Essex County
Marlboro township, Monmouth County
Matawan borough, Monmouth County
Maywood borough, Bergen County
Medford Lakes borough, Burlington County
Medford township, Burlington County
Mendham borough, Morris County
Mendham township, Morris County
Metuchen borough, Middlesex County
Middle township, Cape May County
Middlesex borough, Middlesex County
Middletown township, Monmouth County
Midland Park borough, Bergen County
Milford borough, Hunterdon County
Millburn township, Essex County
Millstone borough, Somerset County
Millstone township, Monmouth County
Milltown borough, Middlesex County

Mine Hill township, Morris County
Monmouth Beach borough, Monmouth County
Monroe township, Gloucester County
Monroe township, Middlesex County
Montclair township, Essex County
Montgomery township, Somerset County
Montvale borough, Bergen County
Montville township, Morris County
Moonachie borough, Bergen County
Moorestown township, Burlington County
Morris Plains borough, Morris County
Morris township, Morris County
Mount Arlington borough, Morris County
Mount Laurel township, Burlington County
Mount Olive township, Morris County
Mountain Lakes borough, Morris County
Mountainside borough, Union County
Mullica township, Atlantic County
National Park borough, Gloucester County
Neptune City borough, Monmouth County
Neptune township, Monmouth County
New Hanover township, Burlington County
New Milford borough, Bergen County
New Providence borough, Union County
Newfield borough, Gloucester County
North Arlington borough, Bergen County
North Brunswick township, Middlesex County
North Caldwell borough, Essex County
North Haledon borough, Passaic County
North Hanover township, Burlington County
Northfield city, Atlantic County
Northvale borough, Bergen County
Norwood borough, Bergen County
Nutley township, Essex County
Oakland borough, Bergen County
Oaklyn borough, Camden County
Ocean City city, Cape May County
Ocean township, Monmouth County
Ocean township, Ocean County
Oceanport borough, Monmouth County
Ogdensburg borough, Sussex County
Old Bridge township, Middlesex County
Old Tappan borough, Bergen County
Oldmans township, Salem County
Oradell borough, Bergen County
Oxford township, Warren County
Palmyra borough, Burlington County
Paramus borough, Bergen County
Park Ridge borough, Bergen County
Parsippany-Troy Hills township, Morris County
Peapack and Gladstone borough, Somerset County
Pennington borough, Mercer County
Pequannock township, Morris County
Pilesgrove township, Salem County
Pine Beach borough, Ocean County

Pine Valley borough, Camden County
Piscataway township, Middlesex County
Pitman borough, Gloucester County
Pittsgrove township, Salem County
Plainsboro township, Middlesex County
Plumsted township, Ocean County
Pohatcong township, Warren County
Point Pleasant borough, Ocean County
Pompton Lakes borough, Passaic County
Port Republic city, Atlantic County
Princeton, Mercer County
Quinton township, Salem County
Ramsey borough, Bergen County
Randolph township, Morris County
Raritan township, Hunterdon County
Readington township, Hunterdon County
Ridgefield borough, Bergen County
Ridgefield Park village, Bergen County
Ridgewood village, Bergen County
Ringwood borough, Passaic County
River Edge borough, Bergen County
River Vale township, Bergen County
Riverdale borough, Morris County
Riverton borough, Burlington County
Robbinsville township, Mercer County
Rochelle Park township, Bergen County
Rockaway borough, Morris County
Rockaway township, Morris County
Rockleigh borough, Bergen County
Rocky Hill borough, Somerset County
Roosevelt borough, Monmouth County
Roseland borough, Essex County
Roselle Park borough, Union County
Roxbury township, Morris County
Rumson borough, Monmouth County
Runnemede borough, Camden County
Rutherford borough, Bergen County
Saddle Brook township, Bergen County
Saddle River borough, Bergen County
Sandyston township, Sussex County
Sayreville borough, Middlesex County
Scotch Plains township, Union County
Sea Bright borough, Monmouth County
Sea Girt borough, Monmouth County
Sea Isle City city, Cape May County
Seaside Park borough, Ocean County
Secaucus town, Hudson County
Shamong township, Burlington County

Shiloh borough, Cumberland County
Ship Bottom borough, Ocean County
Shrewsbury borough, Monmouth County
Shrewsbury township, Monmouth County
Somerdale borough, Camden County
Somerville borough, Somerset County
South Amboy city, Middlesex County
South Bound Brook borough, Somerset County
South Brunswick township, Middlesex County
South Hackensack township, Bergen County
South Harrison township, Gloucester County
South Orange Village township, Essex County
South Plainfield borough, Middlesex County
Southampton township, Burlington County
Sparta township, Sussex County
Spotswood borough, Middlesex County
Spring Lake borough, Monmouth County
Spring Lake Heights borough, Monmouth County
Springfield township, Burlington County
Springfield township, Union County
Stafford township, Ocean County
Stanhope borough, Sussex County
Stillwater township, Sussex County
Stockton borough, Hunterdon County
Stone Harbor borough, Cape May County
Stow Creek township, Cumberland County
Stratford borough, Camden County
Summit city, Union County
Surf City borough, Ocean County
Swedesboro borough, Gloucester County
Tabernacle township, Burlington County
Tavistock borough, Camden County
Teaneck township, Bergen County
Tenaflly borough, Bergen County
Tewksbury township, Hunterdon County
Tinton Falls borough, Monmouth County
Toms River township, Ocean County
Totowa borough, Passaic County
Tuckerton borough, Ocean County
Union Beach borough, Monmouth County
Union township, Hunterdon County
Union township, Union County
Upper Deerfield township, Cumberland County
Upper Freehold township, Monmouth County
Upper Pittsgrove township, Salem County
Upper Saddle River borough, Bergen County
Upper township, Cape May County

Vernon township, Sussex County
Verona township, Essex County
Voorhees township, Camden County
Waldwick borough, Bergen County
Wall township, Monmouth County
Walpack township, Sussex County
Wanaque borough, Passaic County
Wantage township, Sussex County
Warren township, Somerset County
Washington township, Bergen County
Washington township, Gloucester County
Washington township, Morris County
Washington township, Warren County
Watchung borough, Somerset County
Waterford township, Camden County
Wayne township, Passaic County
Weehawken township, Hudson County
Wenonah borough, Gloucester County
West Amwell township, Hunterdon County
West Caldwell township, Essex County
West Cape May borough, Cape May County
West Deptford township, Gloucester County
West Long Branch borough, Monmouth County
West Milford township, Passaic County
West Orange township, Essex County
West Wildwood borough, Cape May County
West Windsor township, Mercer County
Westampton township, Burlington County
Westfield town, Union County
Westwood borough, Bergen County
Wharton borough, Morris County
White township, Warren County
Wildwood Crest borough, Cape May County
Willingboro township, Burlington County
Winfield township, Union County
Winslow township, Camden County
Woodbridge township, Middlesex County
Woodbury Heights borough, Gloucester County
Woodcliff Lake borough, Bergen County
Woodland Park borough, Passaic County
Woodland township, Burlington County
Wood-Ridge borough, Bergen County
Woodstown borough, Salem County
Woolwich township, Gloucester County
Wyckoff township, Bergen County